



WEATHERILL
Property Group
Your Property Matters

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178 Poplar Avenue Hove BN3 8PN

We are very pleased to present this **LARGE TWO BEDROOM GROUND FLOOR FLAT** with benefits including **A VERY LARGE WEST REAR GARDEN**, its own street entrance, a fantastic layout and great views from the rear windows. Being located in Hove's ever popular Hangleton area.



Asking Price £275,000 Leasehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



- PURCHASER TO INHERIT A BRAND NEW 125 YEAR LEASE
- 2 DOUBLE BEDROOMS
- LARGE WEST FACING REAR GARDEN & FRONT GARDEN
- OWN STREET ENTRANCE, ELIMINATING THE NEED FOR ANY FORM OF SHARED HALLWAY

Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation within briefly comprises: 2 DOUBLE BEDROOMS, A BATHROOM, AN 'L' SHAPED RECEPTION HALL, A LARGE LOUNGE/DINING ROOM AND A KITCHEN/BREAKFAST ROOM.

In terms of outside space, the flat has the benefit of a VERY LARGE WEST FACING REAR GARDEN with a lawn and garden shed. The property requires some updating and modernisation, however, there is plenty of storage throughout the flat, gas central heating and the flat is offered for sale with IMMEDIATE VACANT POSSESSION, therefore no onward chain.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

